

Public Notice

REQUEST FOR PROPOSALS

NEW ORLEANS REDEVELOPMENT AUTHORITY (NORA)

Gentilly Redevelopment Initiative

September 24, 2013

ADDENDUM NO.: One (1)

TO ALL PROSPECTIVE PROPOSERS: PLEASE BE ADVISED OF THE FOLLOWING ADDITIONS, DELETIONS AND/OR CHANGES:

- **Exhibit A- NORA Response to Questions from Informational Meeting (September 17, 2013)**
- **Exhibit B- Gentilly Property List with Neighborhood & Appraised Value**

Notice is hereby given that the time for responding to NORA's Request for Proposals (RFP) for Gentilly Redevelopment Initiative is November 1, 2013.

Instructions: Applicants shall submit the required documentation to New Orleans Redevelopment Authority Directed Attention: Kristy Sclafini, NORA Compliance Coordinator, 1409 Oretha Castle Haley Boulevard, New Orleans, LA 70113, 504-658-4400, kdsclafini@nola.gov pursuant to the requirements set forth in the original RFP.

PLEASE NOTE: All revisions in this Addendum shall be considered as included in the original RFP and shall take precedence over any part of the RFP in conflict therewith.

THIS ADDENDUM WILL BE MADE PART OF THE RFP.

Exhibit A:

NORA Responses to Questions from Informational Meeting (September 17, 2013)

- 1) Is NORA providing any additional financial incentives beyond the potential purchase price discount on properties developed for sale to families at or below 120% AMI?**

NORA is not offering any additional financial incentives as part of the 2013 Gentilly Redevelopment Initiative.

- 2) Where are NORA's Building Standards listed?**

The Building Standards are listed in Appendix C of the RFP.

- 3) Do glazed openings have to be impact resistant?**

Glazed openings must be compliant with the ASTM standards referenced in Appendix C.

- 4) Is the HERS testing requirement in Appendix C—Building Standards required for each unit, if a developer is building multiple units?**

All of the building standards are required for each and every unit.

- 5) Is there a minimum square footage requirement for proposed development?**

Proposed developments must be compliant with the City of New Orleans Building Code and Comprehensive Zoning Ordinance.

- 6) What are comparable sales prices in the area?**

NORA does not provide this information. It should be investigated as a part of each developer's due diligence. Applicants may wish to consult with a real estate broker and/or appraiser that is familiar with the area.

- 7) Can a developer propose demolishing an existing structure and building new construction?**

Yes, as long as all needed permits are obtained. Demolition costs are the responsibility of the applicant.

Exhibit A:

NORA Responses to Questions from Informational Meeting (September 17, 2013)

8) Is NORA providing any additional financial incentives beyond the potential purchase price discount on properties developed for sale to families at or below 120% AMI?

NORA is not offering any additional financial incentives as part of the 2013 Gentilly Redevelopment Initiative.

9) Where are NORA's Building Standards listed?

The Building Standards are listed in Appendix C of the RFP.

10) Do glazed openings have to be impact resistant?

Glazed openings must be compliant with the ASTM standards referenced in Appendix C.

11) Is the HERS testing requirement in Appendix C—Building Standards required for each unit, if a developer is building multiple units?

All of the building standards are required for each and every unit.

12) Is there a minimum square footage requirement for proposed development?

Proposed developments must be compliant with the City of New Orleans Building Code and Comprehensive Zoning Ordinance.

13) What are comparable sales prices in the area?

NORA does not provide this information. It should be investigated as a part of each developer's due diligence. Applicants may wish to consult with a real estate broker and/or appraiser that is familiar with the area.

14) Can a developer propose demolishing an existing structure and building new construction?

Yes, as long as all needed permits are obtained. Demolition costs are the responsibility of the applicant.

15) Is there a scoring advantage for proposing the redevelopment of a greater number of properties?

The scoring criteria are not directly tied to the number of properties proposed for redevelopment.

16) Is there a hard closing date for applications?

Yes. All applications must be submitted by the deadline stated in the RFP: November 1, 2013 at 4:00 p.m.

17) When will NORA begin making awards?

The timetable has not yet been determined.

18) Will properties be awarded prior to the application deadline?

Possibly -- applications are being accepted on a rolling basis.

19) What will the closing date be for awarded properties?

NORA cannot guarantee a specific closing date.

20) What is the timing if our projects are phased?

A purchase agreement will be signed for each of the properties awarded within 30 days. However, only a maximum of 5 properties may be acquired at a time.

21) Will there be City of New Orleans Soft Second funding available at the time of sale?

The Soft Second Mortgage Program is run by the City of New Orleans. No Soft Second funds have been, or will be, specifically allocated to the properties being made available as part of this solicitation. Please see <http://www.nola.gov/softseconds/> for more information.

22) When is NORA expecting construction to begin?

NORA anticipates that construction would begin in the first quarter of 2014.

23) Will NORA help with marketing of the units?

NORA may assist in the distribution of hard copies of developer-prepared materials in our offices. However, it is recommended that applicants submit a proposal that includes a marketing plan independent of participation from NORA (see 'Marketing Approach' on page 2 of the Developer Application.)

24) Can we sell to non-LMI (Low to Moderate Income) buyers and pay the full purchase price?

Yes. If the conditions for the discount are not met, the balance due between the discount amount and the full purchase price is due and payable to NORA.

25) Does NORA guarantee clear title on all property?

Buyers are responsible for their own title insurance.

26) Is LMI per-parcel? Or cumulative?

Each and every unit that receives a discount of the purchase price must be sold to qualified buyers at or below 120% of Area Median Income (AMI) and meet the NORA Building Standards.

27) Will we list LMI thresholds?

The City of New Orleans lists the current thresholds here: <http://www.nola.gov/getattachment/SoftSeconds/Household-Income-Charts-for-in-out-placed-based-areas.pdf/>. Note that the thresholds are calculated annually.

28) What are NORA's other programs for disposing of properties?

Currently, in addition to the Gentilly Request for Proposals, there is only one program announced: an auction which will be held on November 2, 2013. A list of properties to be auctioned will be made available approximately 30 days in advance of the auction.

29) Can there be owner-occupancy if LMI?

No. This is a program for development of properties for resale.

30) Do I have to select specific properties?

Yes. Every application should include a prioritized list of the desired properties included in the solicitation.

31) Are there any properties that have any known adverse conditions?

Yes. The property at 4723 Miles has a known utility servitude. For additional information please contact NORA.

EXHIBIT B

Gentilly Property List with Neighborhood & Appraised Value

NORA ID	Address	Neighborhood	Appraised Value
ORL004074	1265 FOY ST	St. Bernard	\$ 10,500
ORL065203	1280 - 1278 MILTON ST	St. Bernard	\$ 8,000
ORL119935	1282 OWENS BLVD	Bayou Vista/Paris Oaks	\$ 33,000
ORL106731	1306 FOY ST	St. Bernard	\$ 15,000
ORL090421	1331 MILTON ST	St. Bernard	\$ 18,000
ORL050137	3522 BRUXELLES	Bayou Vista	\$ 20,000
ORL055218	1525 HARCOURT DR	Paris Oaks	\$ 23,400
ORL119203	1537 HARCOURT	Paris Oaks	\$ 23,400
ORL062275	1612 KING DR	Mirabeau Gardens	\$ 40,000
ORL015016	1671 PRATT DR	Mirabeau Gardens	\$ 40,000
ORL021182	1695 PRATT DR	Mirabeau Gardens	\$ 40,000
ORL127558	3401 HAVANA ST	Mirabeau Gardens	\$ 18,500
ORL041286	3616 JUMONVILLE ST	St. Bernard	\$ 13,000
ORL119134	3630 HAVANA ST	Bayou Vista	\$ 20,000
ORL086620	3719 -21 ENCAMPMENT ST	Bayou Vista/Paris Oaks	\$ 17,000
ORL164368	3767 VIRGIL BLVD	Bayou Vista/Paris Oaks	\$ 16,800
ORL071996	3904 BUCHANAN ST	St. Bernard	\$ 11,000
ORL114018	4101 VIRGIL BLVD	Bayou Vista/Paris Oaks	\$ 38,000
ORL146787	4134 DUPLESSIS ST	St. Bernard	\$ 25,000
ORL052479	4207 RAYNE DR	Bayou Vista/Paris Oaks	\$ 18,400
ORL189578	4211 - 4213 CADILLAC ST	St. Bernard	\$ 8,800
ORL176132	4219 VAN AVE	Bayou Vista/Paris Oaks	\$ 18,500
ORL006695	4228 JUMONVILLE ST	St. Bernard	\$ 10,000
ORL113444	4313 RANDOLPH AVE	Bayou Vista/Paris Oaks	\$ 7,350
ORL075929	4333 JEANNE MARIE PL	Bayou Vista/Paris Oaks	\$ 15,000
ORL052668	4342 RANDOLPH AVE	Bayou Vista/Paris Oaks	\$ 7,350
ORL056278	4354 RANDOLPH AVE	Bayou Vista/Paris Oaks	\$ 36,000
ORL043160	4378 RANDOLPH AVE	Bayou Vista/Paris Oaks	\$ 38,000
ORL233429	4409 JEANNE MARIE PL	Bayou Vista/Paris Oaks	\$ 10,000
ORL018114	4412 PERLITA ST	Bayou Vista/Paris Oaks	\$ 10,000
ORL109305	4413 PARIS AVE	Mirabeau Gardens	\$ 50,000
ORL122391	4416 WELLINGTON AVE	Bayou Vista/Paris Oaks	\$ 14,000
ORL144162	4439 WELLINGTON AVE	Bayou Vista/Paris Oaks	\$ 14,000
ORL020605	4737 MILES DR	Mirabeau Gardens	\$ 21,600
ORL023838	4723 MILES DR	Mirabeau Gardens	\$ 11,000